



TOWN OF NEWMARKET NEW HAMPSHIRE

PLANNING BOARD

Tuesday, June 10, 2025 at 6:00 PM

Town Hall, Downstairs Auditorium

DRAFT WORKSHOP MINUTES

Present: Val Shelton (Chair), Zachary Shollar (Vice Chair), Scott Blackstone (Town Council – Ex officio), Jane Ford, Jeff Goldknopf, Michael Scully, Jamie Bruton, Bill Arcieri (Alternate), Bart McDonough (Director of Planning & Community Development)

The voting members will be: **Val Shelton, Zachary Shollar, Scott Blackstone, Jeff Goldknopf, Michael Scully, Jamie Bruton, and Jane Ford.**

1. Pledge of Allegiance

2. Master Plan Chapter Review

a. Review of Energy Chapter

Bart introduced the chapter and gave an overview of the presentation as included in the meeting materials: <https://newmarketnh.portal.civicclerk.com/event/2273/files/attachment/6266>. The presentation included an overview of the working group and those involved, the vision, the themes (vibrancy, connectivity, affordability, accessibility, and resiliency), the corresponding goals for each theme, and next steps. It was also noted that the Master Plan Subcommittee reviewed the chapter in May.

Joe LaMattina, Town Councilor and representative to the Energy & Environment Advisory Committee, spoke to how the committee began work three years ago, already having an outline ready for when the Master Plan work began. It was highlighted that they are working to become an energy efficient community, for example by joining the Community Power Coalition of NH, the town joined with 67 other communities to bring power to municipalities. It is possible to have 100% clean electric energy supplied to the town, and the goal is to attain that by 2050 more affordably. The chapter was praised and the benefits it will have to the community and businesses in town.

Val thanked **Joe**.

Bill asked regarding the clean electric energy; **Joe** explained how it includes nuclear, wind, and solar power. **Zach** added possibly geothermal as well; **Joe** confirmed that he can supply further details for geothermal.

Val asked what may be the “pie in the sky” ideas; **Joe** highlighted that having all-electric town vehicles may be harder to achieve. **Bart** highlighted that if money is not weighed as a factor, it is more attainable. **Scott** added that they do currently have a hybrid police cruiser.

Val asked regarding the hydro-generator feasibility. **Joe** commented that it is technically feasible, but is unsure of all of the details. It could possibly be by Bryant Rock. There is also the plan for solar panels by the Sewall Well for a 5-megawatt facility, but it was discussed how the residents in that area are not all in favor. In addition, some of the land is wetland, so it is not all

suitable land. Battery storage by the DPW/Environmental Services buildings is another idea for community power, with **Joe** highlighting that the Community Power Coalition of NH would love to be a part of that.

Val asked regarding the Energy & Environment Advisory Committee spending more time exploring and researching the hydro dam idea. **Joe** agreed that they could look into the idea of doing a study and making it justifiable to bring to Town Council for recommendation.

Jeff asked regarding incentives for solar installation as part of a development. **Joe** explained that there is an existing language for adding an ADU, and tax exemptions. **Val** also added it is part of the chapter goals. **Jane** commented how solar panels only last 25 years, therefore needing a plan for what to do with the panels as they expire since they contain toxic materials, and to make sure it is considered. **Bart** added that other towns have a decommissioning clause, so that could be explored for Newmarket. **Val** added that it could be part of the resiliency section of the chapter. **Zach** agreed that it should be a factor for consideration for sourcing to make sure companies are considering it. **Bart** agreed that for town installations it could be a policy, but that it couldn't be applied to individual homeowners' installations.

Bart also spoke to there being a density bonus with solar installations.

Zach added that he does not see the hydropower as very feasible due to there being a burden on town staff for upkeep and maintenance, but it could be an aspirational goal still.

Val suggested having a focus picture on the solar panels by the DPW building as the title screen of the presentation. **Jeff** added that the image currently there ties to the environment aspect. There was consensus to leave as is; **Bart** clarified that this presentation is not what will be posted as the final public facing product.

Val also noted that there still needs to be a Planning Board appointee to the Energy & Environment Advisory Committee.

Bart clarified that for this review, the board should focus on the content as there will be a formatting group at the end to create consistency throughout all of the different chapters. It was also confirmed that grammar will be re-reviewed by the formatting editors at the end.

Zach asked who the target audience is; **Bart** explained it is the community and town as a whole.

Val continued to review the draft chapter language by page (<https://newmarketnh.portal.civicclerk.com/event/2273/files/attachment/6265>).

At the bottom of page 2, **Val** recommended deleting the section and going right into each goal section instead since it is repetitive. **Bart** recommended keeping the last paragraph though ("Each section below..."); there was consensus to keep the last paragraph.

Edits were suggested to the first paragraph on page 4, where it was pointed out that the third sentence ties more to other chapter ideas than being related to energy. Discussion ensued on how it is related, with the tie to traditional development patterns and the social element of having transportation connections.

On page 5, **Val** commented that it should be kept more succinct with the first paragraph under connectivity to move to the appendix, and focus more on Newmarket.

Jamie commented on page 6 why there are 6,000 less total cars between 2022 and 2024; **Bart** confirmed that he will double check the data. The data will also be checked for there being less EV cars.

Also on page 6, **Bill** asked if the federal grant funding is still there or if the funding is being pulled back. Also on page 6, it was suggested to trim the material to focus on Newmarket and less on the greater state of NH; **Val** highlighted that they will still be looking at state and federal grant opportunities though. It was raised how the data for vehicle numbers might contradict the goals of the chapter. **Joe** added that they had to specify each make/model of electric car in order to get the EV numbers, but that the count should be accurate.

Val added that if there are less EV's, then it needs to be explained why there is a goal to have more EV charging. **Jeff** explained that it is not just for residents but visitors as well, as chargers draw people in potentially. **Jane** clarified that the current chargers are paid for by the town, through a grant, therefore asking if new ones would have a meter for payment on it, to keep in mind for future growth. It raises the question that if people pay for gas, then why do people not pay for charging.

On page 8, it was noted that there is little talk of the school for energy audits. **Joe** added that the schools are calculated in the energy utilization numbers. The school are 80% of the electricity, so it is important to include in assets. **Bill** added to bring into the CIP. **Bart** added how the schools are a separate entity. **Val** added that an energy policy should include the schools though, and not just other municipal facilities.

Zach pointed to the end of page 9, to recognize some of the state partners, such as NH Saves. **Joe** added that Community Power Coalition of NH partners with an entity for assistance, and is contracted with them. **Zach** suggested having that noted in the language.

Joe added that the Energy & Environment Advisory Committee will be looking at the goals and work with **Bart** and **Lyndsay** to work on educational opportunities from the Master Plan. **Bart** added that the goal is to get communities to speak with each other as well.

On page 10, **Bart** highlighted that the Hazard Mitigation Plan will be tied into the Community Facilities chapter.

Jeff commented that the first year of the Energy & Environment Advisory Committee focused on recycling, compost, solar, efficiencies; however, environmental impacts are not discussed in this chapter in a broader sense, asking if it was intentional to focus on just energy and not the environment aspect. **Bart** added that the waste aspect is to be discussed in the community facilities chapter.

Val noted that page 11 is a wrap up of main chapter. It was confirmed that there were not any further comments on the goals.

It was concluded that any other comments can be directed to **Bart**.

As the Planning Board is to appoint an Energy & Environment Advisory Committee representative tonight at the regular meeting, **Joe** explained how the committee has been working hard on the Master Plan, with a large focus on community power. The committee's next focus will be an education focus on a recycling campaign, for example just recently having had a meeting with Casella.

Val concluded that the Energy chapter will be put on the next regular meeting agenda for public comments.

3. Adjourn

Action

Motion: **Jamie Bruton** moved to adjourn the workshop at 7:03 PM.

Second: **Michael Scully**

Discussion: None

Vote: **Approved 7-0-0**

Respectfully submitted,
Bridgette Grotheer
Land Use Administrator

DCAT:

https://videoplayer.telvue.com/player/XSekdEeRsk0JHQVHAvKJVka7_5VjxKP/videos